



# Howard Planning and Zoning Minutes



## MINUTES HOWARD COUNTY PLANNING & ZONING July 15, 2015

A meeting of the Howard County Planning & Zoning Commission was convened in Open and Public session on the 15<sup>th</sup> of July, 2015 in the Assembly Room of the Howard County Courthouse, St. Paul, Nebraska.

Chairman Terry Spilinek called the meeting to order at 8:00 p.m. The Open Meeting Act is posted in the rear of the room. Administrator Klinginsmith read the Notice of Meeting. A proof of publication is filed at the Howard County Clerk's office.

Roll call showed 6 members present: Daryl Anderson, Jeff Christensen, Chris Kosmicki, Ken Kozisek, Jack Reimers, and Terry Spilinek. Those absent were: Randy Kauk, Ron Kulwicki, and Dave Sack. Also present were Cherri Klinginsmith, Planning & Zoning Administrator, Molly Tebo, Zoning Secretary, and members of the public including Damon and Jodi Obermiller.

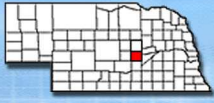
The Agenda and Minutes were e-mailed to the Board Members prior to the meeting. A motion was made by Ken Kozisek and seconded by Jack Reimers to approve the minutes of the May 20, 2015 meeting. The motion carried on unanimous voice vote.

Administrator Klinginsmith informed the board that no updates have been received on the Livestock Friendly County designation.

At 8:05 p.m. the public hearing regarding the update of the Howard County Zoning Regulations to add "Fireworks" to the Definition Section was opened. Cherri Klinginsmith read the Notice of Hearing. The Commissioners asked Cherri to add the definition to the regulations due to someone wanting to put a fireworks stand in St. Libory. Nebraska State Fire Marshall guidelines prohibit firework stands that are **not** within the city limits of an incorporated city or village in the state. Jack Reimers suggested adding the word "stand" to the definition to read "Fireworks Stand". There was no testimony for or against the addition. A motion was made by Jeff Christensen to approve the addition of the definition to the regulations and seconded by Chris Kosmicki. The motion carried on unanimous voice vote 6-0. A Finding of Fact was completed (copy attached).

Administrator Klinginsmith provided the board with a copy of an insert titled "Who Needs a Building/Zoning Permit in Howard County?" Cherri stated since the Villages (except Boelus) are now included in the Howard County Comprehensive Plan and our office will be issuing zoning permits for the Villages, it will let them know what our regulations are. The insert will be included with the tax notices that will be mailed in November.

At 8:15 p.m. the public hearing regarding a single lot subdivision application by LaDonna Obermiller-Ruvalcaba, Daron Obermiller and Devin Obermiller was opened. The subdivision consists of 4.64 +/- acres and will be named DJM Acres located in the NW ¼ of Section 28, Township 14N, Range 12W. Damon and Jodi Obermiller were present for the hearing. Damon stated there are four children in the family and they want to subdivide and build a new house. The current house located on the acreage will not be allowed to subdivide in the future. There was no testimony for or against the application. A motion was made by Chris Kosmicki to approve the DJM Subdivision and seconded by Ken Kozisek. The motion carried on unanimous voice vote 6-0. A Finding of Fact was completed (copy attached).



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Administrator Klinginsmith informed the board that she mailed out letters to property owners that have built new houses when an existing house is still on the property and the old house has not been torn down. The letter states the owner has until June 30, 2016 to remove the old house. If the old house is not removed, the matter will be turned over to the County Attorney for prosecution.

At 8:30 p.m., a motion was made by Jack Reimers and seconded by Ken Kozisek to adjourn. The motion carried by unanimous voice vote. The next meeting will be August 19, 2015.

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Molly Tebo, Secretary